

010.0

0002

0010.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,017,100 / 1,017,100

ASSESSED:

1,017,100 / 1,017,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26-28		WHITMORE ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: MOSCA MICHAEL E & LORETTA/TRS	
Owner 2: MICHAEL & LORETTA MOSCA FMLY	
Owner 3:	

Street 1: 172 HIGH ST	
Street 2:	

Twn/City: ACTON	
St/Prov: MA	Cntry
Postal: 01720	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: MOSCA MICHAEL E & LORETTA -	
Owner 2: -	
Street 1: 172 HIGH ST	
Twn/City: ACTON	
St/Prov: MA	Cntry
Postal: 01720	

NARRATIVE DESCRIPTION	
This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Vinyl Exterior and 3861 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Description	
Z	R2
TWO FAMIL	100
o	
n	
Census:	
Flood Haz:	
D	
s	
t	
Exempt	
Topo	1
Street	
Gas:	

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000	Sq. Ft.	Site			0	80.	1.35	1									432,000						432,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4000.000	584,800	300	432,000	1,017,100		8235
							GIS Ref
							GIS Ref
							Insp Date
							11/18/17

PREVIOUS ASSESSMENT								Parcel ID	010.0-0002-0010.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	584,800	300	4,000.	432,000	1,017,100		Year end	12/23/2021
2021	104	FV	557,000	300	4,000.	432,000	989,300		Year End Roll	12/10/2020
2020	104	FV	557,000	300	4,000.	432,000	989,300	989,300	Year End Roll	12/18/2019
2019	104	FV	422,900	300	4,000.	459,000	882,200	882,200	Year End Roll	1/3/2019
2018	104	FV	422,900	0	4,000.	334,800	757,700	757,700	Year End Roll	12/20/2017
2017	104	FV	395,300	0	4,000.	291,600	686,900	686,900	Year End Roll	1/3/2017
2016	104	FV	395,300	0	4,000.	248,400	643,700	643,700	Year End	1/4/2016
2015	104	FV	349,900	0	4,000.	243,000	592,900	592,900	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes							
MOSCA MICHAEL E	67727-265		8/1/2016	Convenience		1	No	No								
MOSCA MICHAEL E	67677-514		7/25/2016	Convenience		1	No	No								
MOSCA MICHAEL E	59211-454		6/1/2012	Convenience		99	No	No								
CHIASSON LORETT	56325-467		1/20/2011	Family		99	No	No								
CHIASSON LORETT	33690-270		9/24/2001	Family		1	No	No								
TKACS LORETTA C	32430-112		2/28/2001	Family		1	No	No								
BESSETTE ROBERT	22500-343		10/15/1992			99	No	No	A							

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/14/2019	198	Insulate	8,036	C					11/18/2017	MEAS&NOTICE	KB	Kevin B											
9/10/1998	649	Add Bath	10,000					REM KIT BATH-ADD1/	4/3/2009	Meas/Inspect	163	PATRIOT											
									4/3/2000	Missed Appt.	264	PATRIOT											
									4/2/2000	Inspected	263	PATRIOT											
									10/29/1999	Missed Appt.	267	PATRIOT											
									9/28/1999	Mailer Sent													
									9/28/1999	Measured	243	PATRIOT											
									8/26/1993		RV												
										Sign:	VERIFICATION OF VISIT NOT DATA												

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>																																																																																																								
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Average																																																																																																														
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:																																																																																																																
(Liv) Units:	2	Total: 2	3/4 Bath:	Rating:																																																																																																																
Foundation:	3 - BrickorStone		A 3QBth:	Rating:																																																																																																																
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Average																																																																																																														
Prime Wall:	4 - Vinyl		A HBth:	Rating:																																																																																																																
Sec Wall:	2 - Clapboard	25 %	OthrFix:	Rating:																																																																																																																
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																																																																																																																	
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Average																																																																																																														
Color:	TAN		A Kits:	1	Rating:	Good																																																																																																														
View / Desir:	N - NONE		Frl:	Rating:																																																																																																																
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																																																																																																													
Grade:	C - Average		<b>CONDOS INFORMATION</b>																																																																																																																	
Year Blt:	1900	Eff Yr Blt:	Location:																																																																																																																	
Alt LUC:			Total Units:																																																																																																																	
Jurisdct:			Floor:																																																																																																																	
Const Mod:			% Own:																																																																																																																	
Lump Sum Adj:			Name:																																																																																																																	
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>			<b>RES BREAKDOWN</b>																																																																																																					
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31 %	Exterior:	No Unit	RMS	BRS	FL																																																																																																										
Prim Int Wal	2 - Plaster		Functional:	%			2	6	3																																																																																																											
Sec Int Wall:			Economic:	%																																																																																																																
Partition:	T - Typical		Special:	%																																																																																																																
Prim Floors:	2 - Softwood		Override:	%																																																																																																																
Sec Floors:			Total:	31 %		General:	2	12	6																																																																																																											
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																																																																																																											
Subfloor:			Basic \$ / SQ:	180.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																									
Bsmnt Gar:			Size Adj.:	0.95558786																																																																																																																
Electric:	3 - Typical		Const Adj.:	0.99000001																																																																																																																
Insulation:	2 - Typical		Adj \$ / SQ:	170.286																																																																																																																
Int vs Ext:	S		Other Features:	116500																																																																																																																
Heat Fuel:	1 - Oil		Grade Factor:	1.00																																																																																																																
Heat Type:	1 - Forced H/Air		NBHD Inf:	1.00000000																																																																																																																
# Heat Sys:	2		NBHD Mod:																																																																																																																	
% Heated:	100	% AC:	LUC Factor:	1.00																																																																																																																
Solar HW:	NO	Central Vac:	Adj Total:	847481																																																																																																																
% Com Wal			Depreciation:	262719																																																																																																																
			Deprecated Total:	584762																																																																																																																
<b>MOBILE HOME</b>						WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																												
Make:			Juris. Factor:				Before Depr:	170.29																																																																																																												
Model:			Special Features:	0			Val/Su Net:	99.17																																																																																																												
Serial #:			Final Total:	584800			Val/Su SzAd	170.20																																																																																																												
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 010.0-0002-0010.0																																																																																																														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																			
19	Patio	D	Y	1	7X7	A	AV	2010	6.00	T	7.2	104			300		300																																																																																																			
More: N						Total Yard Items:			300	Total Special Features:						Total:			300																																																																																																	
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